

3 - City

R-125X5

ORDINANCE NO. O-02-77

AN ORDINANCE AMENDING THE CONWAY ZONING ORDINANCE TO REMOVE THE REQUIREMENT FOR SITE PLAN REVIEW BY THE PLANNING COMMISSION AND/OR CITY COUNCIL FOR SEVERAL TYPES OF DEVELOPMENT; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES:

WHEREAS; the Conway Zoning Ordinance currently requires the Planning Commission and/or City Council to review potential site plans for a number of types of developments, and;

WHEREAS; there are no established guidelines under which most of these site plans are to be reviewed, and;

WHEREAS; these reviews substantially delay construction for these projects, and;

WHEREAS; a site plan review process with guidelines and to be conducted as a staff review is under development;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

DEVELOPMENT CRITERIA, 4. Additional Criteria in C-4 - Large Shopping Center

Section 2: That SECTION 401.5 - COMMERCIAL AND OFFICE DISTRICTS, E. DEVELOPMENT CRITERIA, 5. Additional Criteria for 0-1 General Office District, b. of the CONWAY ZONING ORDINANCE as adopted by Ordinance 0-94-54 on September 27, 1994 is hereby amended to read as follows:

"b. Properties within the District shall be contiguous."

Section 3: That SECTION 401.8 - S-1 INSTITUTIONAL DISTRICT, D. DEVELOPMENT CRITERIA, 1. of the CONWAY ZONING ORDINANCE as adopted by Ordinance 0-94-54 on September 27, 1994 is hereby amended to read as follows:

"1. Properties in this District shall be contiguous,"

Section 4: That SECTION 601.8 - BUILDING GROUPS, of the CONWAY ZONING ORDINANCE as adopted by Ordinance 0-94-54 on September 27, 1994 is hereby deleted from this ordinance.

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Date 66/14/2662

03:09:21 Pfl

Filed & Recorded in

Official Records of

Faulkner County

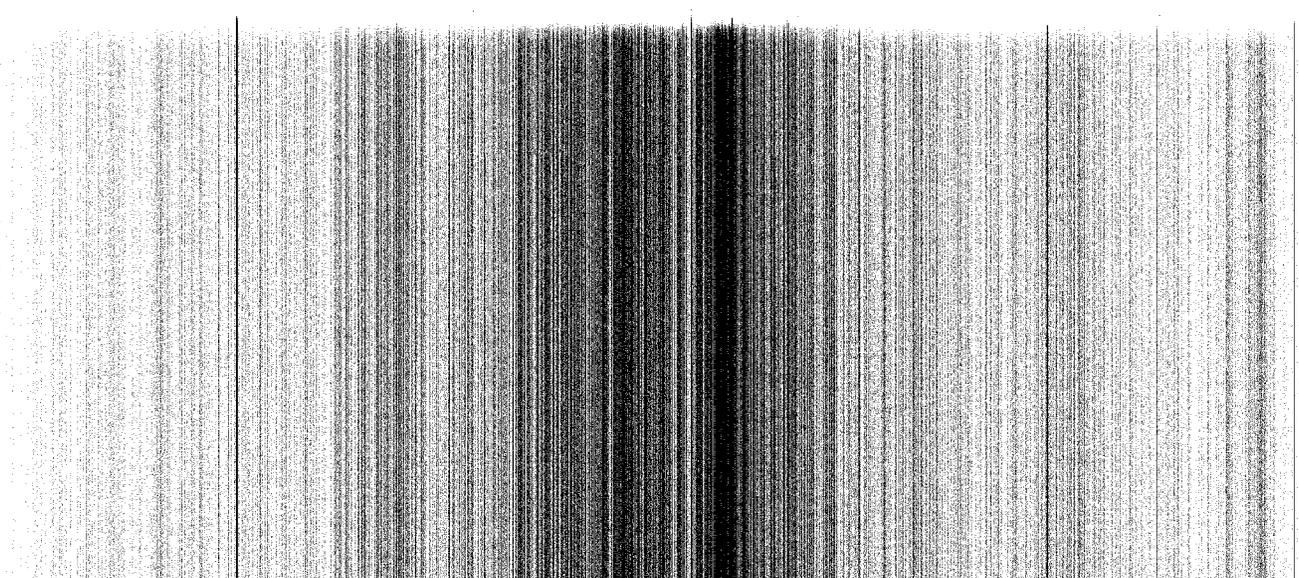
SHARON RIMMER

FAULKNER COUNTY CIRCUIT CLERK

Fees \$14.00

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Section 5: That SECTION 601.21 – RELIGIOUS ACTIVITIES of the CONWAY ZONING ORDINANCE as adopted by Ordinance O-94-54 on September 27, 1994 is hereby amended to delete the following requirement:

“B. The site plan must be approved by the Planning Commission.”

Section 6: That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.

Section 7: That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 4th day of June, 2002.

APPROVED:

Tab Townsell

Mayor Tab Townsell

ATTEST:

Michael O. Garrett

City Clerk Michael O. Garrett